

## ARTICLE XX

### PARKING & LOADING

#### § xx.05 - INTENT & PURPOSE

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It is the intent and purpose of this Article to:

- (A) Ensure that adequate off-street parking spaces are provided on properties throughout the Township for off-street storage of motor vehicles of use of occupants, employees, patrons, and visitors;
- (B) Ensure that adequate off-street loading spaces are provided for properties throughout the Township for off-street parking of motor vehicles during loading and unloading;
- (C) Prevent parking and loading from interfering with the regular use of streets;
- (D) Reduce or prevent traffic congestion and shortage of parking facilities;
- (E) Ensure that off-street parking and loading facilities are designed, located, and maintained in a manner that promotes public safety, improves aesthetics, and protects surrounding uses and properties from undesirable impacts; and
- (F) Allow flexibility to reduce the impact of off-street parking and loading spaces.

#### § xx.10 - OFF-STREET PARKING GENERAL PROVISIONS

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All off-street parking shall meet the following provisions:

- (A) **Parking Necessary:** The off-street parking standards of this Article shall be met in all districts whenever any use is established or changed to another use or whenever any building or structure is erected, enlarged, or increased in capacity.
- (B) **Decrease in Parking:** The number of off-street parking spaces shall not be reduced in a manner that results in not meeting the standards of this Article.
- (C) **Storage Prohibited:** The storage of merchandise, trash, or other materials in any parking lot shall be prohibited.
- (D) **Commercial Vehicles:** HERE
- (E) **Motor Vehicle Sales:** The storage of motor vehicles for sale in any parking lot for a period of more than twenty-four (24) hours shall be prohibited except for approved motor vehicle sales lot.
- (F) **Snow Storage:** Snow shall not be stored in any parking lot in a manner that reduces the number of off-street parking spaces below the number of necessary spaces for a period of more than forty-eight (48) hours following a snow event or in a manner that blocks maneuvering lanes or queuing spaces at any time.
- (G) **Approval:** Off-street parking, other than that for single-family or two-family dwellings on individual lots, shall be approved as part of a site plan.
- (H) **Parking During Construction:** Off-street parking shall be provided during construction for all construction vehicles and employees.

## § xx.15 - SCHEDULE of REQUIRED PARKING SPACES

The minimum number of off-street parking spaces shall be determined as outlined in this Section.

(A) **Units of Measure:** For the purposes of determining the number of off-street parking spaces, the following shall apply:

- (1) *Dwelling Units:* Each separate dwelling unit shall be used.
- (2) *Bedrooms:* Each room that could be used, whether or not it is currently being used as a bedroom, shall be used.
- (3) *Floor Area:* The useable floor area shall be used.
- (4) *Seating:* Each seat that is available shall be used. For places of assembly that use benches, pews, or similar seating, each twenty-four (24) inches of seating shall be counted as a single seat.
- (5) *Capacity:* The capacity determined by the building inspector or the fire inspector shall be used.
- (6) *Employees:* The number of employees during the largest shift shall be used.
- (7) *Fractional Spaces:* When the number of required off-street parking spaces is a fraction, the number shall be rounded up to the next whole integer.

(B) **Reduced Parking:** The approving authority may reduce the number of required off-street parking spaces by up to ten (10) percent upon finding that there will be a lower demand for parking due to one (1) or more of the following:

- (1) *Walk-in Traffic:* A high number of walk-in traffic is anticipated due to sidewalk connects to adjacent residential neighborhoods or commercial centers and the site has been designed to incorporate pedestrian connections and circulation for the walk-in traffic; or
- (2) *Other Forms of Transit:* Other forms of transit are available that provide access and the site has been designed to provide pedestrian connections and circulation for those transit users.

(C) **Maximum Parking:** In order to minimize excessive areas of parking that result in excessive stormwater runoff and aesthetic impacts, the number of off-street parking spaces provided shall not exceed twenty (20) percent of the minimum required off-street parking spaces unless the approving authority determines that the additional parking spaces will be necessary, based on documentation, to provide for typical daily use.

(D) **Deferred Parking:** Installation of some of the required off-street parking spaces may be deferred to a later date as outlined below.

- (1) *Criteria:* The authorizing authority shall make a finding that there are unique characteristics of the proposed use that make it likely that there will not be a demand for the number of required off-street parking spaces;
- (2) *Required Parking:* The site shall be designed and shall show that all of the required off-street parking could be installed at a future date;
- (3) *Agreement:* The property owner shall sign and record an agreement stating that the deferred off-street parking will be installed at a future date upon written request to do so. The agreement shall be approved by the Township and recorded with the County Register of Deeds, with a copy of the recorded agreement being supplied to the Township; and

**(4) Stormwater Capacity:** The site shall be designed and the stormwater system shall be installed so that it can accommodate the deferred off-street parking in the future.

**(E) Multiple Uses:** When two (2) or more uses are use the same off-street parking, the minimum number of off-street parking spaces shall be the total of the minimum number of off-street parking spaces for each use, unless shared parking has been approved.

**(F) Shared Parking:** Off-street parking serving two (2) or more uses or lots may be shared, as outlined below.

**(1) Calculations:** The capacity for the shared parking may be reduced from what would be required for each of the uses individually, as outlined below:

**a. Industry Standard:** In requesting reduced parking spaces, the applicant shall rely upon a recognized industry standard, such as the Urban Land Institute Shared Parking Report, to determine the peak usage at different periods of the day.

**b. Underlying Standard:** The underlying standard outlined in this Article shall be used to calculate the number of required parking spaces.

**c. Peak Demand:** If off-street parking serves two (2) or more uses where the operating hours or peak demand of the uses do not overlap, the total number of required spaces may be less than the sum of the requirements for each use. At least half of the spaces shall be provided for each use at all times.

**(2) Setback Waiver:** The approving authority may approve reduced side and rear-yard setbacks for shared parking from the shared lot lines after finding that both of the following are true:

**a. Characteristics:** Characteristics of the site or vicinity would make the required setbacks unnecessary; and

**b. Intent:** The reduced setbacks are more consistent with the intent of shared parking.

**(3) Agreement:** Shared parking shall require an agreement between the affected property owners outlining mutual access to and the maintenance of the shared parking. The agreement shall be approved by the Township and shall be recorded with the County Register of Deeds with a copy of the recoded agreement being supplied to the Township.

**(G) Uses Not Listed:** For uses not listed below, the minimum number of off-street parking spaces and queuing spaces shall be for the use that the approving authority determines to be the most similar, based on documentation. If there are no similar uses, this Ordinance shall be amended to include that use.

**(H) Schedule of Off-street Parking and Queuing Spaces:** The following table outlines the minimum number of off-street parking spaces and queuing spaces per use.

<i>Table xx.15(H) Schedule of Off-street Parking and Queuing Spaces</i>	
Use	Number of Spaces
<b>(1) Residential</b>	
a. Single-family Dwelling not in a Lake Residential (LR) District	2 spaces per dwelling unit
b. Single-family Dwelling in	1 space per bedroom

a Lakes Residential (LR) District	
c. Two-family Dwelling	2 spaces per dwelling unit
d. Multiple-family Dwelling	2.5 spaces per dwelling unit
e. Accessory Dwelling	1 space per bedroom
f. Mobile Home Park	2 spaces per dwelling unit; plus 1 space per employee
g. Foster Care Facility/Group Home	1 space per room or per 3 beds, whichever is greater
h. Family and Group Day Care Home	1 space per 4 children; plus 1 space per nonresident employee
i. Home Occupation	1 space per nonresident employee
j.	
k.	
<b>(2) Agriculture, Forestry, Fishing, and Hunting</b>	
a. Commercial Stables	<b>HERE</b> ; plus 1 space per employee
b. Farm Labor Seasonal Housing	1 space per 4 residents
c. Farm (Roadside) Stand	1 space per 250 square feet of retail space, with a minimum of 3 spaces; plus 1 space per employee
d. Shooting Range	2 spaces per range; plus 1 space per employee
e. Winery	1 space per 250 square feet of retail space; plus 1 space per employee
f.	
g.	
<b>(3) Business, Commercial, and Retail</b>	
a. Automobile Wash, Self-service	3 queuing spaces per bay; plus 1 space per employee
b. Automobile Wash, Automatic	10 queuing spaces; plus 1 space per vacuum station; plus 1 space per employee

c. Barber Shop/Beauty Salon	2 spaces per chair/station; plus 1 space per employee
d. Bed and Breakfast	1 space per guest room; plus 1 space per non-resident employee
e. Convenience Store	1 space per 250 square feet; plus 1 space per employee
f. Funeral Home	1 space per 50 square feet of parlor; plus 1 space per hearse; plus 1 space per employee
g. Gas (Service) Station	1 space per pump; plus 1 queuing space per pump; plus 1 space per employee
h. General Retail	1 space per 300 square feet of retail area; plus 1 space per employee
i. Laundromat	1 space per 3 washing or drying machines; plus 1 space per employee
j. Mini/Self-storage	1 space per 20 units, with a minimum of 3 spaces; plus 1 space per employee
k. Motel	1 space per guest room; plus 1 space per employee
l. Motor Vehicle Sales	1 space per 400 square feet of interior retail space; plus 1 space per employee
m. Motor Vehicle Service Center	2 spaces per bay; plus 1 space per tow truck; plus 1 space per employee
n. Recreational Vehicle Sales	1 space per 500 square feet of interior retail space; plus 1 space per employee
o. Shopping Center	<b>HERE</b>
p.	
q.	
<b>(4) Arts, Entertainment, and Recreation</b>	
a. Bowling Alley	5 spaces per lane; plus 1 space per employee
b. Driving Range	1 space per tee; plus 1 space per employee
c. Golf Course	4 spaces per hole; plus 1 space per employee
d. Marina	1 space per 3 boat slips; plus 1 space per employee
e. Special Event Facility	<b>HERE</b>

f.	
g.	
<b>(5) Offices</b>	
a. Banks	1 space per 300 square feet; plus 3.5 stacking spaces per drive-through window or atm; plus 1 space per employee
b. General	1 space per 300 square feet
c. Government	1 space per 400 square feet; plus 1 space per employee
d. Medical	2 spaces per patient room or 1 space per 300 square feet, whichever is greater; plus 1 space per employee
e. Real Estate	1 space per 250 square feet; plus 1 space per employee
f. Veterinarian	2 spaces per room or veterinarian, whichever is greater; plus 1 space per employee
g.	
h.	
<b>(6) Food Services</b>	
a. Banquet Center	1 space per 3 seats; plus 1 space per employee
b. Restaurant- Carry Out	5 spaces per station; plus 1 space per employee
c. Restaurant- Drive Through	8 queuing spaces per service window; plus 1 space per employee
d. Restaurant- Sit Down	1 space per 2 seats; plus 1 space per employee
e.	
f.	
<b>(7) Healthcare/Medical</b>	
a. Health/Fitness Center	1 space per 300 square feet; plus 1 space per employee
b. Hospital	1 space per 3 beds; plus 1 space per employee
c. Medical Offices	2 spaces per patient room or 1 space per 300 square feet, whichever is greater; plus 1 space per employee
d. Nursing Home	1 space per 4 beds; plus 1 space per employee

e. Veterinarian	2 spaces per room or veterinarian, whichever is greater; plus 1 space per employee
f.	
g.	
<b>(8) Institutional</b>	
a. Auditorium	1 space per 3 seats; plus 1 space per employee
b. Campground	1.5 spaces per campsite or cabin; plus 1 space per employee
c. Day Care Center	1 space per 6 children; plus 1 space per employee
d. Elementary and Middle School	2 spaces per classroom; plus 1 bus queuing space per 40 students; plus 1 queuing space per 10 students; plus 1 space per employee
e. Government	1 space per 400 square feet; plus 1 space per employee
f. High School	1 space per 2.5 students; plus 1 bus queuing space per 45 students; plus 1 queuing space per 20 students; plus 1 space per employee
g. Kennel	1 space per 10 kennels; plus 1 space per employee
h. Library/Museum	1 space per 400 square feet; plus 1 space per employee
i. Public Utility	1 space per employee
j. Religious Institution/Place of Worship	1 space per 3 seats; plus 1 space per employee
k.	
l.	
<b>(9) Other</b>	
a. Mineral Extraction	1 space per employee
b.	
c.	

§ xx.35 - OFF-STREET PARKING LOCATION & DESIGN

Off-street parking shall be designed and constructed as outlined in this Section.

**(A) General Design:** All off-street parking shall meet the following standards:

- (1) *Location:* Off-street parking shall be located either on the site, on property under same ownership and control as the site within three hundred (300) feet of the site, or as part of a shared parking lot. **SOMETHING ABOUT NOT HAVING TO CROSS A STREET.**
  - (2) *Access:* Off-street parking shall have adequate ingress and egress by means of a clearly-limited and defined driveway. Backing directly onto a street shall not be allowed, except for off-street parking for single-family houses.
  - (3) *Drainage:* Off-street parking shall be graded and drained to prevent stormwater runoff flow from adjacent properties and buildings.
- (B) Single-family and Two-Family Dwellings:** Off-street parking for single and two-family dwellings shall be designed and constructed as outlined below:
- (1) *Setbacks:* Parking spaces and driveways shall be at least five (5) feet from side lot lines.
  - (2) *Surfaces:* Parking spaces and driveways shall be constructed of a hard, durable surface suitable for residential driving and parking, such as asphalt, concrete, gravel, pavers, or compacted dirt.
  - (3) *Types:* Off-street parking for single-family or two-family dwellings on individual lots may include a parking strip, driveway, garage, or combination of those.
- (C) Non-single and Two-family Dwellings:** Off-street parking for all uses except single and two-family dwellings shall be designed and constructed as outlined below:
- (1) *Setbacks:* Parking spaces, queuing spaces, and maneuvering lanes shall meet the required setbacks for the district in which it is located. **Process for granting administrative adjustments HERE.**
  - (2) *Surface:* Parking spaces, queuing spaces, maneuvering lanes, and driveways shall be constructed of a hard, durable surface of asphalt or concrete. The approving authority may approve alternative surfaces, as outlined below:
    - a. *Overflow Parking:* The off-street parking will be used a maximum of four (4) times per year for special events or SOMETHING ELSE;
    - b. *Health:* The proposed surface and location of the off-street parking shall prevent the release of hazardous materials from motor vehicles;
    - c. *Intent:* The proposed surface will be more consistent with the intent of this Ordinance;
    - d. *Agreement:* here
    - e. *Dust:* All surfaces shall be kept free of dust.
  - (3) *Landscaping:* Landscaping for off-street parking shall SEE HERE.
  - (4) *Illumination:* Lighting for off-street parking shall be designed and installed to be shielded within and directed onto the parking area only. ALSO SEE HERE.
  - (5) *Marking:* Off-street parking that provides more than four (4) parking spaces **and any queuing spaces** shall be marked to provide for orderly and safe movement and parking of motor vehicles. The marking shall be maintained in good condition.

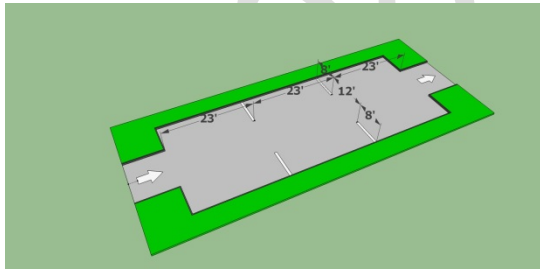
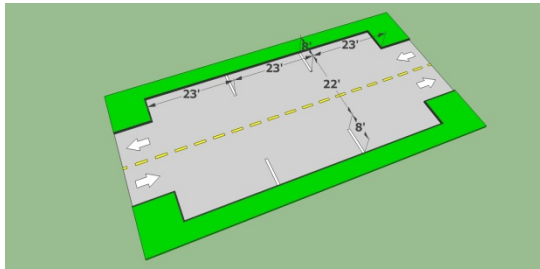


- (6) *Parking Space and Maneuvering Lane Configuration:* Off-street parking spaces and maneuvering lanes shall meet the following standards:

<i>Table xx.35(C)(6) Parking Space and Maneuvering Lane Configuration</i>				
<i>Parking Pattern</i>	<i>Parking Space Dimensions</i>		<i>Maneuvering Lane Width</i>	
	<i>Width</i>	<i>Length</i>	<i>One-way</i>	<i>Two-Way</i>
Parallel	8 feet	23 feet	12 feet <sup>a</sup>	22 feet
30° - 75°	9 feet	21 feet <sup>b</sup>	15 feet	22 feet
76° - 90°	10 feet <sup>c</sup>	20 feet <sup>b, c</sup>	20 feet	22 feet

- a. *Maneuvering Lane Width for Fire Access:* The approving authority may require a greater maneuvering lane width if the maneuvering lane is necessary for fire access and a greater width is necessary for fire apparatus access.
- b. *Overhang:* Curbed parking spaces that overhang landscaping or a sidewalk at least seven (7) feet wide may have their length reduced by up to two (2) feet.
- c. *Compact Parking Spaces:* The approving authority may approve compact parking spaces, at least nine (9) feet wide by eighteen (18) feet long, upon finding that there will be adequate parking available for larger motor vehicles that may use the off-street parking.

**d. Graphics: here below**

<i>Parallel Parking, One way</i>	<i>Parallel Parking, Two way</i>
	
<i>30° - 75°, One way</i>	<i>30° - 75°, Two Way</i>
<i>76° - 90°, One way</i>	<i>76° - 90°, Two Way</i>

- (7) *Queuing Space Configuration:* Queuing spaces shall meet the following standards:
  - a. *Size:* Queuing spaces shall be at least nine (9) feet wide by twenty-two (22) feet long.
  - b. *Location:* Queuing spaces shall be located so that they do not block access to any driveways or parking spaces or reduce the width of maneuvering lanes.
- (8) *Endcaps:* The sides of parking spaces shall be separated from driveways, maneuvering lanes, and the front end of adjacent parking spaces by a landscaped island at least as wide as a parking space.
- (9) *Continuous Row:* A maximum row of twelve (12) contiguous off-street parking spaces shall be allowed. Once there are more than twelve (12) parking spaces, the spaces shall be broken up by a landscaped island at least as wide as a parking space.
- (10) *Barrier Free Parking:* Off-street parking for commercial and institutional uses shall provide handicapped accessible parking spaces.
- (11) *Curbing:* Curbing or bumper blocks shall be provided where off-street parking spaces are adjacent to landscaping, property lines, sidewalks, or required setbacks.

#### § xx.40 - OFFSTREET LOADING SPACE

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Every structure or use that is established, changed, or expanded that customarily receives or distributes goods or materials by motor vehicle shall provide an off-street loading space.

- (A) *Additional Space Required:* Required off-street loading spaces shall not count towards the required off-street parking spaces, except as outlined below.
- (B) *Configuration:* Each off-street loading space shall be of a sufficient size to accommodate the type of motor vehicles that commonly serve the structure or use. The minimum size shall be as follows:
  - (1) *Noncommercial Districts:* For off-street loading spaces in noncommercial districts, the space shall be at least ten (10) feet wide and twenty-five (25) feet long.
  - (2) *Commercial Districts:* For off-street loading in commercial districts, the space shall be at least ten (10) feet wide and fifty-five (55) feet long.
- (C) *Location:* Off-street loading spaces shall not be located in a front yard and shall meet the required setbacks for the zoning district in which it is located.
- (D) *Screening:* Off-street loading spaces shall be screened from residential properties and streets with at least a six (6) foot tall fence or wall or evergreen trees.
- (E) *Illumination:* Lighting for off-street loading spaces shall be designed to limit the light leaving the lot and shall meet the standards [HERE](#).
- (F) *Access:* All maneuvering necessary to access an off-street loading space shall take place on the site. It shall not be necessary or possible to back directly onto a street from an off-street loading space.
- (G) *Waiver:* ABLE TO USE PARKING FOR OFF-STREET PARKING SPACES.

ORPHANS

(I) ***Parking in Residential Districts:*** Parking in residential districts shall meet the following standards:

- (1) ***Lake Residential Districts:*** The outdoor storage of recreational vehicles in Lake Residential Districts shall be limited to a maximum of thirty (30) days in a calendar year, shall not be located in a front yard, shall meet the required side and rear-yard setbacks, and shall be limited to a recreational vehicle registered to person living on the property.

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